PLAT OF DEDICATED UTILITY EASEMENT S/L 16 S/L 19 S/L 18 S/L 17 S/L 21 Chaddwyck at Waterbury FAIRFIELD LANE CONDOMINIUM Vol. 74, Pg. 6/7 LCPR N 89'35'29" E 292.42 5/8" Iron Pin (Ldc, Inc.) S/L 22 5/8" Iron Pin CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO S/L 23 Part of Original Ridgeville Township Lot 36 and Part of Block A of the Waterbury Subdivision No.1 Recorded in Volume 70, Page 51 Lorain County Plat Records Owners Consent and Offer of Dedication Schar 0.R. 70-04. Utility Easment (Hatched) 1.4861 Acres WE THE UNDERSIGNED, WHITLATCH AND COMPANY, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO EXECUTION OF THIS PLAT AND DO HEREBY GRANT UNTO OHIO EDISON, Whitlatch & Co. ALLTEL AND COMCAST, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER Inst. #20020840684 REFERRED TO AS GRANTEES) A PERMANENT EASEMENT FIFTY FIVE (55) FEET AND VARIABLE AS SHOWN HEREON HATCHED. TO CONSTRUCT, PLACE, OPERATE, PPN: 07-00-036-000-189 CHADDWYCK AT WATERBURY MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC 5/8" Iron Pin AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND Parcel E-3 FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON. WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC, Monument Box GAS AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT W/ 1" \I.Pin Fnd/Usq. AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM 5/8" Iron Pin ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE EASEMENT GRANT. IN WITNESS WHEREOF, WHITLATCH AND COMPANY, AN OHIO CORPORATION, HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN IT'S NAME BY WILLIAM C. Whitlatch & Co. WHITLATCH, PRESIDENT, AT Twinsburg, OHIO THIS 20th DAY OF February Inst. #20030884392 VICINITY MAP PPN: 07-00-036-000-190 NOT TO SCALE Approvals: ACCEPTED ON THIS 20th DAY OF February 2004, BY SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: OHIO EDISON. RICK HARTWIG KICK HARTWIG 5/8" Iron Pin (Ldc, Inc.) ACCEPTED ON THIS 20th DAY OF February 2004, BY Hoge I. Jone STATE OF OHIO ACCEPTED ON THIS 20th DAY OF February 2004, BY COMCAST. COUNTY OF SUMMIT) BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, WILLIAM C. WHITLATCH, PRESIDENT, WHITLATCH Block D AND COMPANY, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING LARRY P DEMPSEY INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED 5/8" Iron Pin PRINT NAME PERSONALLY AND THE VOLUNTARY ACT AND DEED OF WHITLATCH AND COMPANY. CURVE TABLE IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT winsburg, OHIO, THIS 200 DAY OF TEBRUARY, 200 CURVE LENGTH RADIUS TANGENT CHORD BEARING C- 1 105.60 500.00 53.00 105.41 S38*05'12"E Notary Public, State of Ohio, Cuy. Cty. My Commission Expires April 16, 2006 C- 2 52.28 400.00 26.18 52.24 N40°23'35"W Richard A. & Karen D. Sizer Vol. 979, Pg. 772 O.R. PPN: 11-00-070-000-045 27.93 48.77 N28'46'40"E PPN: 07-00-036-000-005 Railroad 5/8" Iron Pin 50.00 70.71 S12°57′50"W Spike Fd/Usd. I hereby certify that this plat was prepared from a field survey made Block C under my direct supervision. Monuments were found or set as indicated. 29.03 55.86 S73'46'40"W C- 11 121.74 77.50 90°00′00" 77.50 109.60 N45°24'31"W C- 12 78.96 77.50 58°22'21" 43.29 75.59 N28°46'40"E C- 13 121.74 77.50 90°00'00" 77.50 109.60 \$77°02'10"E C- 14 18.85 12.00 90°00'00" 12.00 16.97 N77°02'10"W Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. PEGORARO, JR. 8 All of which are correct to the best of my knowledge and belief. This plat GRAPHIC SCALE C- 15 35.34 22.50 90°00'00" 22.50 31.82 S77°02'10"E C- 16 35.34 22.50 90°00'00" 22.50 31.82 S12°57'50"W C- 17 26.22 47.50 31°37'39" 13.45 25.89 S73°46'40"W (IN FEET) C- 18 35.34 22.50 90°00'00" 22.50 31.82 N45°24'31"W C- 19 22.92 22.50 58°22'21" 12.57 21.94 N28°46'40"E 1 inch = 40 ft. DATE BY CH'K'D REV. No. LAND DESIGN consultants DATE Feb 20th, 2004 Fairfield Lane SCALE: HOR. ___1"=40" VERT. none Utility Easement Plat Condominium ENGINEERS · PLANNERS · SURVEYORS

CITY OF NORTH RIDGEVILLE- LOARAIN COUNTY - OHIO

FILENAME Uplat1-1

FIELD CREW _

CONTRACT No.

Whitc1-0203